

FOR  
LEASE

# BOCA HAMPTONS PLAZA

9030 KIMBERLY BOULEVARD, BOCA RATON FL 33434



## RETAIL | OFFICE | MEDICAL SPACES FOR LEASE

### PROPERTY HIGHLIGHTS

- Across From Century Village (55+ Community) With Over 5,700 Condominiums
- Dedicated Century Village Resident Bus Stop
- Located on the Corner of Kimberly Blvd & Lyons Rd between State Rd 7 & FL Turnpike
- Ample Parking 5.1 Parking Spaces per 1,000 SF
- 41,000 Cars Per Day (Kimberly Blvd & Lyons Rd)
- Freestanding Building 6,000 SF Available!

4000 Hollywood Boulevard, 765-S  
Hollywood FL 33021  
O: 954.966.8181

CURRENTCAPITALGROUP.COM

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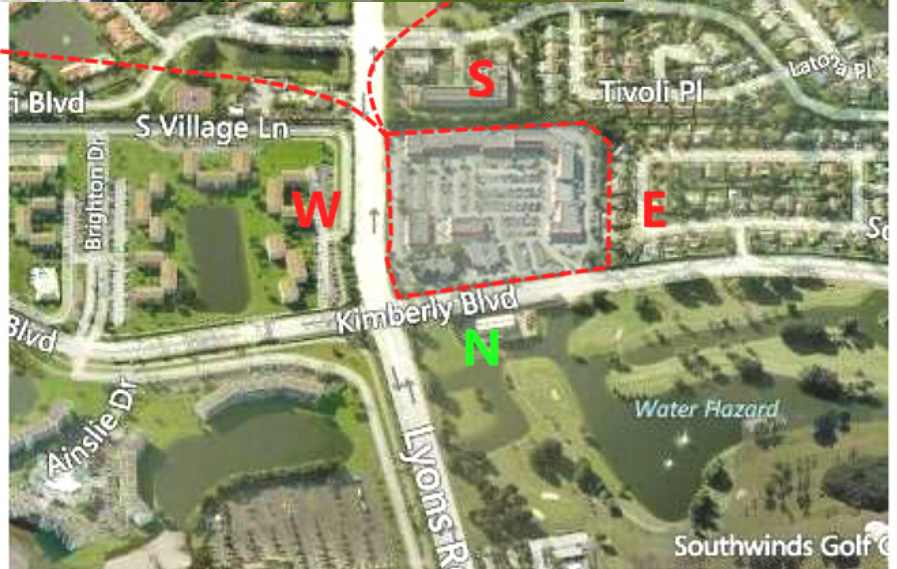


Welcome to Boca Hamptons Plaza located in the heart of the luxurious City of Boca Raton. The center is comprised of Retail, Restaurant and Medical Office spaces.

Neighboring tenants include Humana, Dunkin' Donuts, Wells Fargo, We Rock The Spectrum, HIIT 56 Fitness & more.



Humana.



The center is approx 2 miles from affluent Seven Bridges, near Boca Fontana Homes and across the street from Century Village (55+ community) with over 5,000 condos with over 10,000 residents.



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## DIRECTORY

- 01-05 HUMANA
- 06 Tenet Florida Physicians
- 07 Michael J. Ball Podiatrist
- 08 Best Foot Forward Foundation
- 11 Dr. Anita Carlson M.D.
- 12 Century Village Real Estate
- 13-15 Stand Up MRI
- 16 Deerfield MRI
- 17-18 Hollywood Arcade
- 19-20 Minds In Motion ABA Therapy
- 21 Famous Deli
- 22 Kronish Sunshine
- 23-24 Vanderlinde Physical Therapy
- 25 Medical Supplies
- 26 VACANT
- 27 Lyon's Pharmacy
- 28 HIIT 56 Fitness
- 30 Mosca Builders & Remodeling
- 31 Nail Salon
- 32 R&R Health Group
- 36 We Rock The Spectrum
- 40 JM Cleaners
- 42 Star Century Grill
- 44 Apex Physical Therapy
- 45 Dunkin Donuts
- 50 Exceptional Services Group
- 51 Wishneff Dentistry
- 53 Recycling Revolution
- 55 VACANT
- 56 Zabava Dance Studio
- 58 Chiropractic Healthcare
- 59 The Center for Pranic Healing
- 60 Sanchez Dental
- 61-64 VACANT
- 65 Wells Fargo
- 68 VACANT
- 70 Sinbad's Grocery
- 71 I & T Bros



## PROPERTY HIGHLIGHTS



1 Mile 3 Miles 5 Miles

Total population	10,080	71,300	187,071
Total households	5,506	30,574	78,078
Average HH income	\$53,706	\$99,039	\$99,607

## TRAFFIC COUNT



41,000  
VPD Intersection



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## AVAILABLE UNITS

### Space 26

Square Feet: 1,200  
Rent Rate: \$23 - \$25 per square feet  
CAM: \$7.60 per square feet  
Lease Type: NNN  
Lease Term: Negotiable

### Space 55

Square Feet: 1,506  
Rent Rate: \$18 - \$20 per square feet  
CAM: \$7.60 per square feet  
Lease Type: NNN  
Lease Term: Negotiable

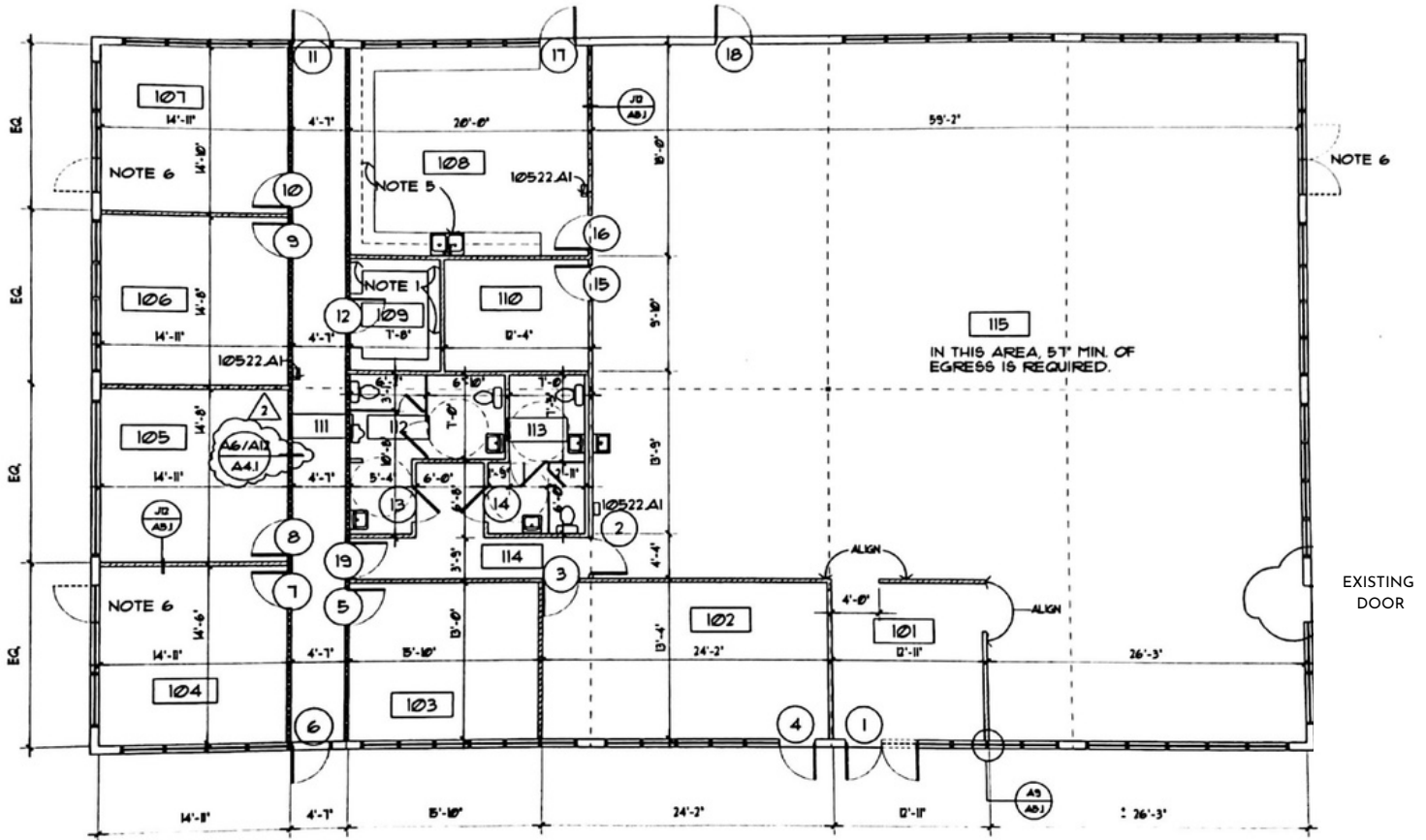
### Space 61-64

Square Feet: 6,000  
Rent Rate: \$18 - \$20 per square feet  
CAM: \$7.60 per square feet  
Lease Type: NNN  
Lease Term: Negotiable

### Space 68-69

Square Feet: 2,700  
Rent Rate: \$26 - \$28 per square feet  
CAM: \$7.60 per square feet  
Lease Type: NNN  
Lease Term: Negotiable

## FREESTANDING BUILDING FOR LEASE - UNIT 61-64



## FREESTANDING BUILDING FOR LEASE - UNIT 61-64

Square Feet: 6,000 SF

Rent Rate: \$18 per square feet, yr

Lease Term: Negotiable

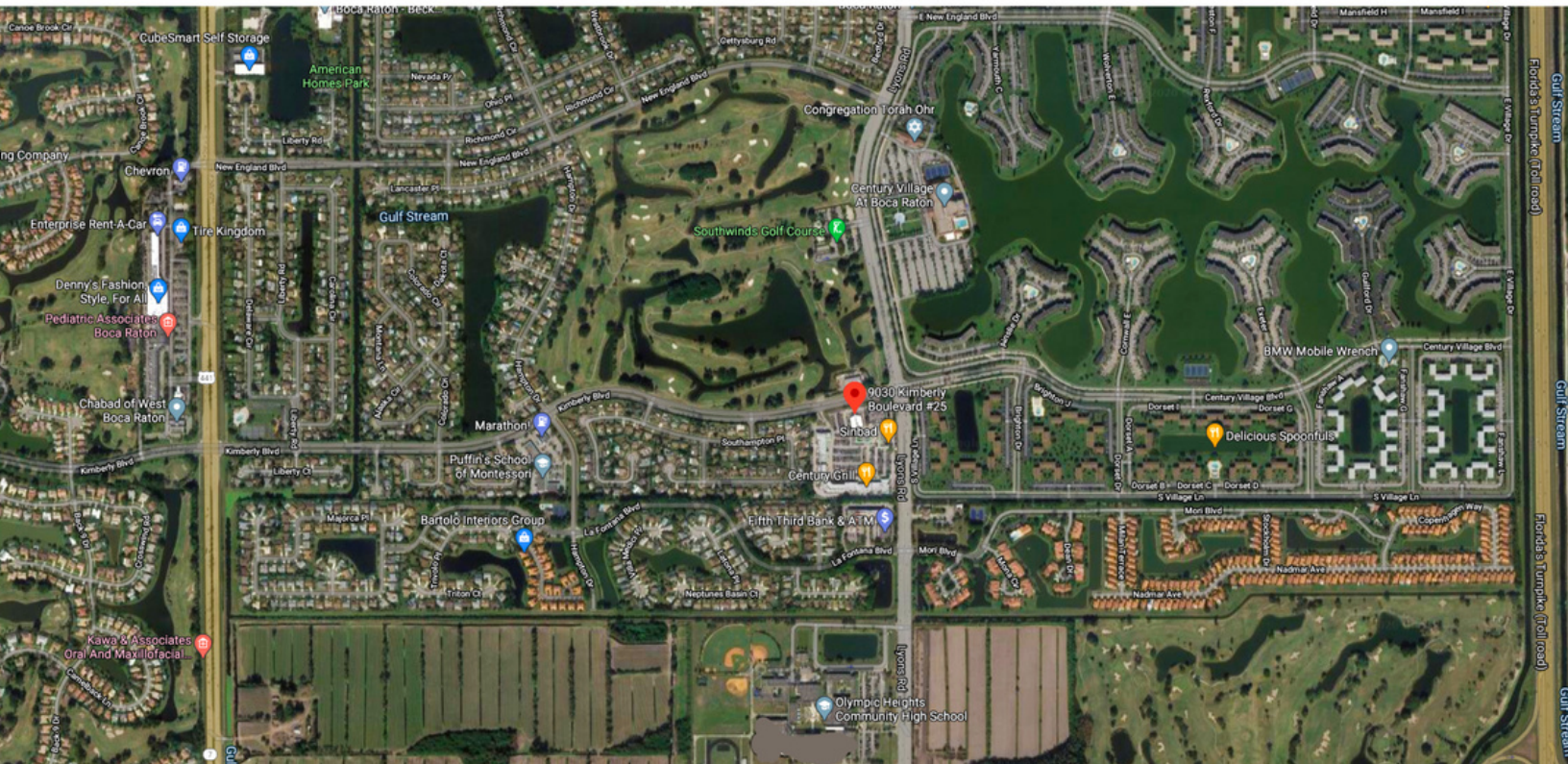
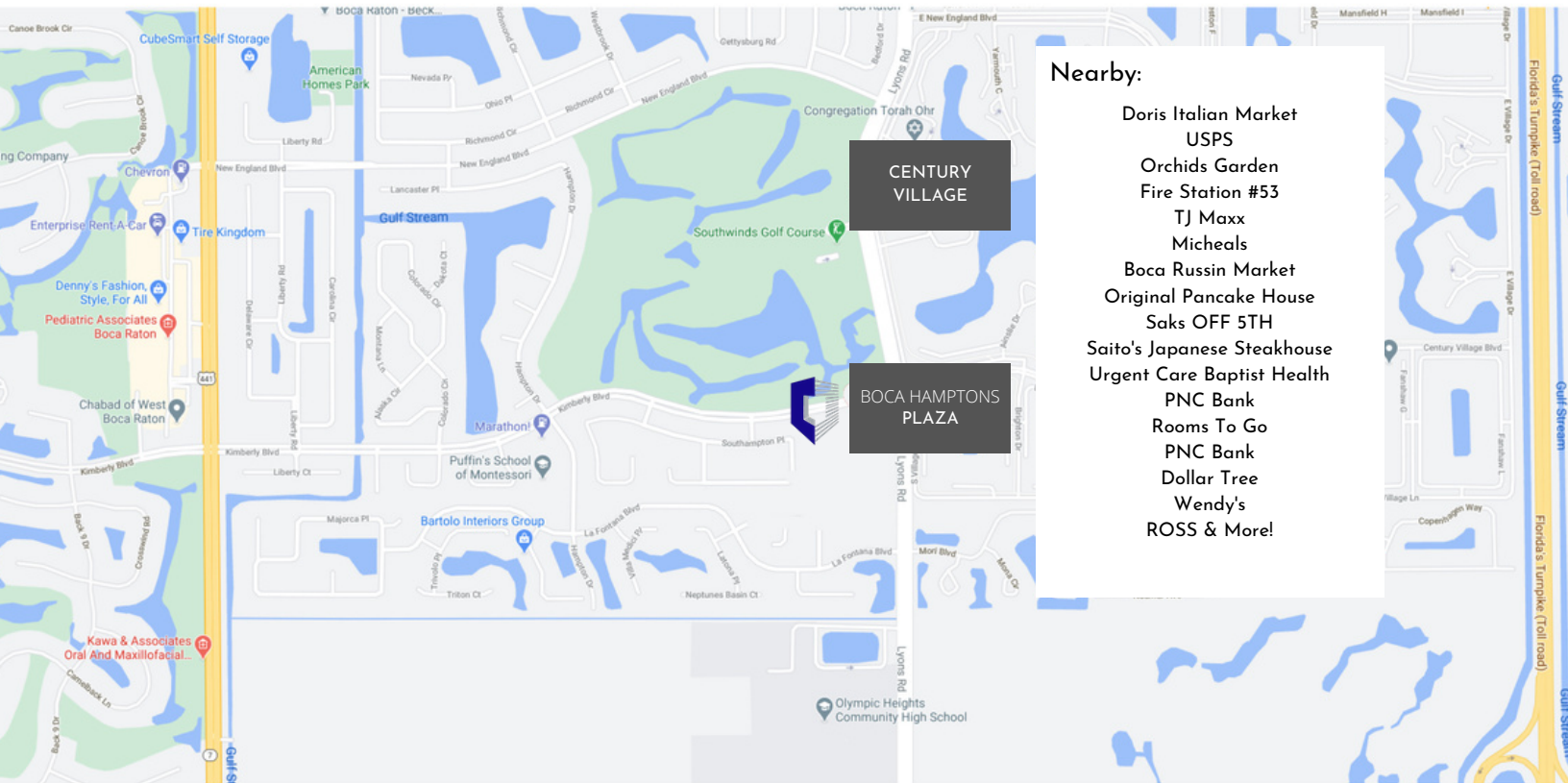
Daily Traffic: 41,000+ vehicles at the intersection

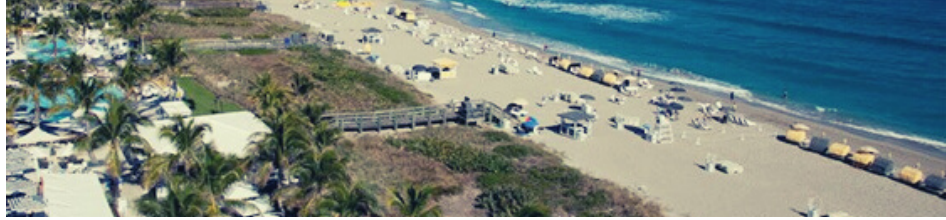
Great location for a Place of Worship, FedEx Office, event hall & more.

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